

SALT LAKE CITY AIR ROUTE TRAFFIC CONTROL CENTER GROUNDS MAINTENANCE SCOPE OF WORK FY 2013

GROUND DATA: The site consists of approximately 16.5 acres subdivided as follows:

- Parking and driveways (asphalt), sidewalks, pads, ramps (concrete) 5.0 acres
- Buildings 1.5 acres
- Landscaped areas 6.0 acres
- Vegetation areas (grass, shrubs, planting beds, non-planted areas) 4.0 acres

SERVICE REQUIREMENTS:

1. All services shall be performed between the hours of 7:00 AM and 4:00 PM, Monday thru Thursday. Fertilizer shall be applied after 4:00 PM Monday thru Thursday or on Saturday. No Holiday work is required. All services, including the day of the week scheduled for mowing of the lawn and maintaining all other landscaped areas, fertilizing and weed control shall be coordinated with the Contracting Officer's Representative (COR).
2. Holidays observed by government employees during the term of this contract are as follows: New Year's Day, Martin Luther King Day, Washington's Birthday/President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day.

GENERAL INFORMATION:

The COR will ensure that the Contractor has adequate equipment and a sufficient workforce to perform the required tasks in a most timely, efficient manner. The contractor will acquire, at its own expense, the equipment and labor force necessary to perform the work required by this contract.

DEFINITIONS:

1. **FACILITY:** Those buildings and grounds comprising the Salt Lake City Air Route Traffic Control Center (ARTCC) and the Federal Aviation Administration Child Care Facility located adjacent to the ARTCC.
2. **BUILDINGS:** Those permanent structures located on the facility.
3. **GROUNDS:** For the purpose of work requirements, grounds are classified into the following areas described on the facility map:
 - a. **FENCE:** The seven (7) foot high chain link fence enclosing the property with all of its accompanying gates and openings.
 - b. **LAWN:** The approximate 10.0 acres of "turf grass" and planting beds.
 - c. **PARKING AREAS AND WALKWAYS:** All areas used for parking of personal and government vehicles of all types, asphalt, concrete, crushed rock, storage areas and walkways.

REQUIRED TASKS:

1. **FENCE AREA MAINTENANCE:** Clear and clean fence area completely around the perimeter of the facility to a distance of at least twenty-five (25) feet outside of the perimeter fence or to the street whichever is closet. On the north and east sides of the Child Care Facility, clear and clean the fence area to a distance of ten (10) feet outside of the fence. No fence or gate maintenance is required in the scope of this contract.
2. **PARKING AREAS AND WALKWAYS:** Power sweep the parking areas and gutters during the first two week of April or at the direction of the COR. Due to the continual operation of the ARTCC, the sweeping of the parking lots will be schedule over at least two different weekends to accommodate reconfiguration of vehicular parking.
3. **WATERING:** The contractor is totally responsible for watering, as required by the various species of plant material. The grass areas will be kept green and lush. All planting beds will have adequate water supplied to maintain each species of plant. The contractor shall be responsible to set and maintain all irrigation timers and clocks located on the facility.
4. **EQUIPMENT MAINTENANCE:** The Contractor is responsible to maintain and/ or repair the irrigation system in a timely manner. This includes all main water lines, lateral water lines, control valves, drains, fittings, connectors, heads, nozzles, timers, clocks and any other part or piece that is integral to the irrigation system. Contractor shall provide all necessary parts or pieces and shall receive approval from the COR prior to their installation. All repairs, modifications, or upgrades to the irrigation system, especially main supply lines and lateral distribution lines, will be pressure tested and the repair/upgrade approved by the COR before the work is buried. The irrigation system shall be winterized at the end of the growing season to include using air pressure to “blowout” any residual water in the system to prevent any freeze damage over the course of the winter.
5. **MOWING:** The Contractor shall mow all turf areas on the day set by the COR. Grass clippings can remain on the lawn (removal of grass clippings is not required under this contract). Sidewalks, gutters and entryways shall be swept or blown clear of grass clipping after each lawn cutting operation.
6. **EDGING:** All planter areas and turf areas bounded by sidewalks, driveways and curbs shall be edged at lease once a week to maintain a neat appearance.
7. **AERATING:** The Contractor shall aerate once at the beginning of the growing season in April. The Contractor shall coordinate scheduling of this activity with the COTR.
8. **TRIMMING:** The Contractor shall “weed eat”/trim around all trees, shrubs, fences, buildings, poles and other structures weekly.
9. **PRUNING:** Trees and shrubbery shall be professionally pruned or trimmed once in the spring (May) and once in the fall (October) or as determined by the COR. All trimmed material shall be removed from the facility.
10. **MULCHING:** The Contractor shall restore much in mulched areas with materials furnished by the Federal Aviation Administration. This activity shall be schedule thru the COTR.
11. **FERTILIZATION:** The Contractor shall furnish and apply fertilizer during the first two (2) weeks of April, include a pre-emergent chemical to inhibit weed growth, June, August and October. Contractor shall furnish Material Safety Data Sheets (MSDS) for the fertilizer mixture. All fertilizer shall be pre-approved by the COR and applied in accordance with manufacturer’s recommendation. All local, state and federal environment laws shall be observed.

12. **VEGETATION CONTROL:** All lawns, planting beds, and unplanted areas shall be cultivated and weeded regularly (weekly) and/or treated for weed control by the use of a contractor provided, commercially recognized herbicide manufactured for this purpose, as often as may be required to keep weeds to an absolute minimum and/or as the COR deems appropriate. The Contractor shall provide monthly vegetation control on the outside of the FAA fence, to include the area around the Child Care Center and the retention basin located outside of the east perimeter fence. Contractor shall furnish MSDS sheets for all chemicals utilized for weed control. Weed control products must be pre-approved for use by the COR and applied in accordance with manufacturer's recommendation. All local, state and federal environment laws shall be observed.
13. **VEGETATION REPLACEMENT:** The Contractor is responsible to replace all dead and dying plant material i.e. sod, flowers, shrubs, bushes and trees, located in planting beds, grass areas or landscaped areas within the confines of the facility. Removal and replacement will be a one-for-one replacement using the same plant specie or as directed by the COR. Contractor should annually budget for 20% plant material replacement.
14. **GENERAL GROUNDS CARE:** The Contractor shall remove grass clippings, leaves or other plant material from the walkways located in the ARTCC and Child Care facilities. The fence areas shall be cleared of all trash and debris once a week. All collected trash and debris shall be removed from the facility.